

Highlights:

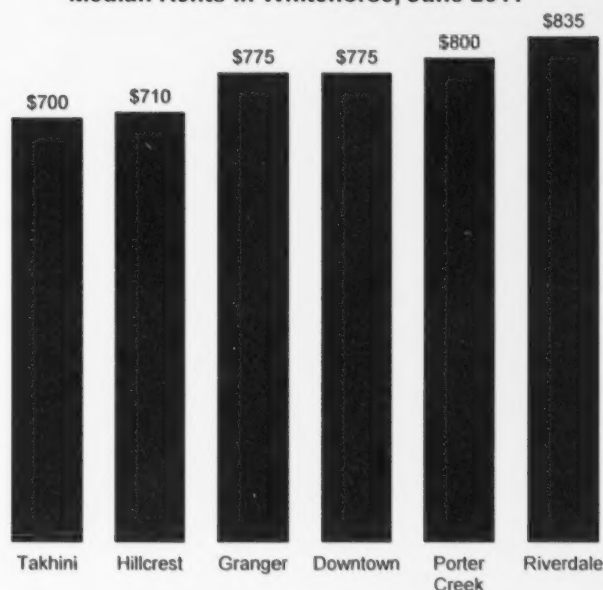
- The total number of apartments surveyed in Whitehorse in June 2011..... 867
- The vacancy rate for all units surveyed in Whitehorse in June 2011..... 1.2%
- The median rent for all units surveyed in Whitehorse in June 2011..... \$785

Monthly Median Rent for All Units, June 2010 to June 2011

		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		\$								
2011	Jun	785	775	775	710	800	835	700	775	650
	Mar	775	750	775	675	750	825	700	775	650
2010	Dec	775	750	775	675	750	825	700	775	650
	Sep	775	750	775	675	750	825	700	775	650
	Jun	768	750	775	675	750	810	700	775	650

'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Median Rents in Whitehorse, June 2011



The median rent in Whitehorse was \$785 in June 2011. The median rent rose \$10 from March 2011, and compared to the same month last year, the median rent in Whitehorse has increased by \$17 or 2.2%.

Over the past year (June '10 to June '11), the median rents in Whitehorse subdivisions have changed as follows:

- Downtown rents increased by \$25, or 3.3%.
- Granger rents remained the same at \$775.
- Hillcrest rents increased \$35, or 5.2%.
- Porter Creek rents increased by \$50, or 6.7%.
- Riverdale rents increased by \$25, or 3.1%.
- Takhini rents remained the same at \$700.

The median rent in Watson Lake has remained the same since September 2008, at \$775. The median rent in Dawson City has also remained stable, staying the same since March 2008, at \$650.

Vacancy Rate

Monthly Vacancy Rates for All Units, June 2010 to June 2011

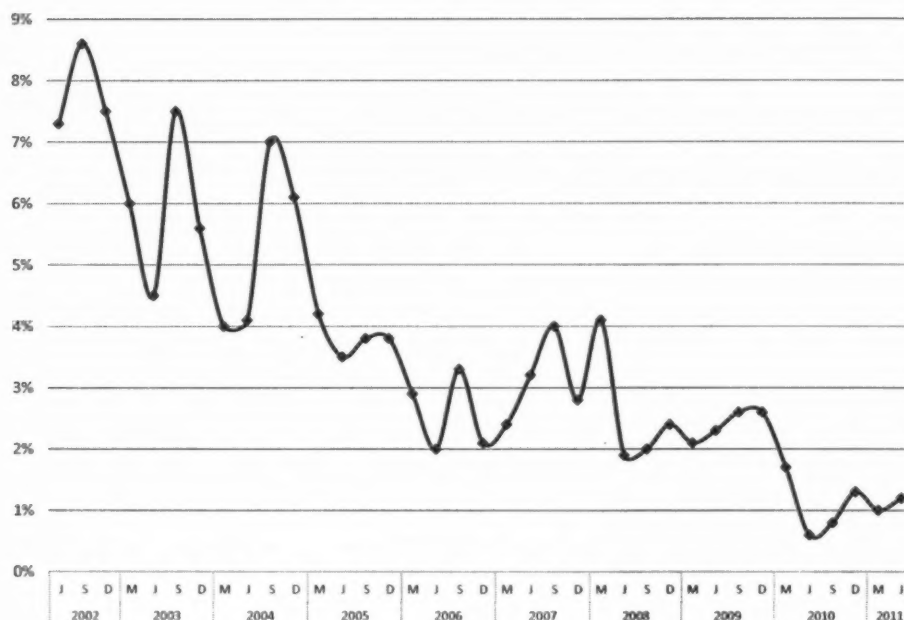
		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		%								
2011	Jun	1.2	0.8	0.0	2.1	4.3	1.4	0.0	8.3	0.0
	Mar	1.0	1.1	0.0	4.2	0.0	0.3	3.9	11.4	0.0
2010	Dec	1.3	2.0	0.0	2.1	0.0	0.9	0.0	0.0	0.0
	Sep	0.8	1.1	0.0	4.2	0.0	0.3	0.0	8.6	0.0
	Jun	0.6	1.1	0.0	2.1	0.0	0.0	0.0	8.6	0.0

'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low.

With the exception of March 2008, the vacancy rate in Whitehorse has been 3.0% or below since December of 2007. The June 2010 vacancy rate of 0.6% was the lowest on record since September 1988 (0.3%). The June 2011 vacancy rate is 1.2%, an increase of 0.6% from June 2010. June's vacancy rate represents 10 vacant apartments out of 867 surveyed.

Whitehorse Vacancy Rate, June 2002 to June 2011



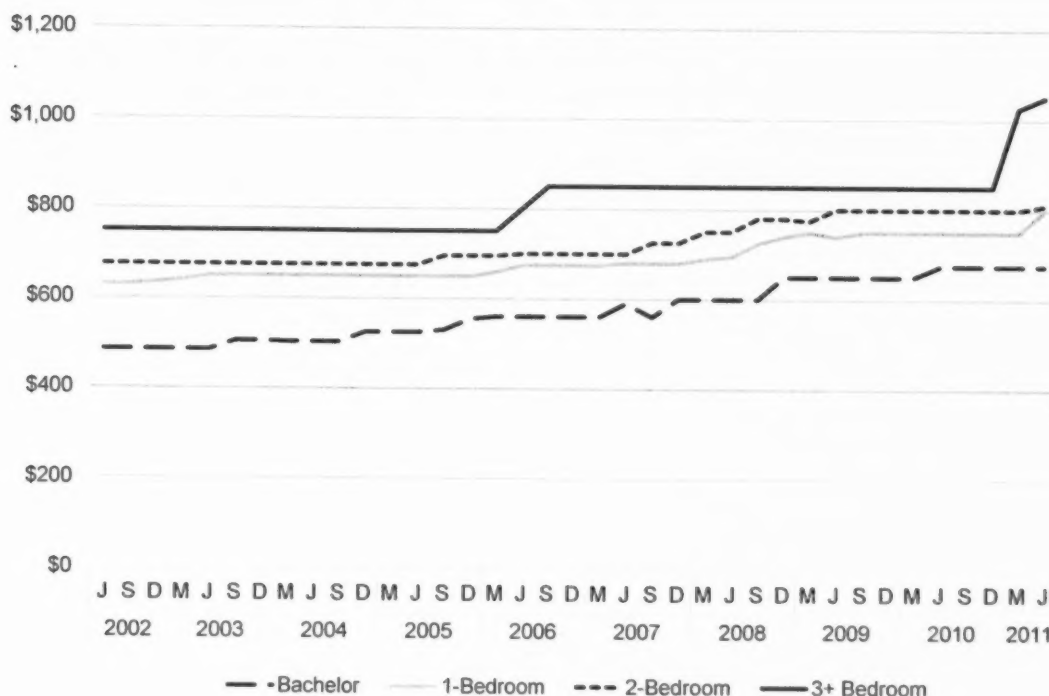
The lowest vacancy rate recorded in Whitehorse was in June 1988, when the vacancy rate hit 0.0%. The highest vacancy rate on record was from September to December 1999, at 19.7%. The vacancy rate has been at or below 1.0% 12 times since the Yukon Rent Survey began.

Apartment Size and Location

Median Rent and Vacancy Rate by Apartment Size and Location, June 2011

	Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	----- Whitehorse -----								
	----- \$ -----								
Median Rent									
All	785	775	775	710	800	835	700	775	650
Bachelor	675	675	..	500	613	825	700	675	600
1-Bedroom	800	800	675	600	650	850	800	637.5	700
2-Bedroom	810	850	775	940	1,000	793	..	875	..
3+ Bedroom	1,050	950	..	..	975	1,050	..	1,200	..
Vacancy Rate									
All	1.2	0.8	0.0	2.1	4.3	1.4	0.0	8.3	0.0
Bachelor	2.3	3.8	..	0.0	0.0	0.0	0.0	0.0	0.0
1-Bedroom	0.7	0.0	0.0	4.3	10.0	0.0	0.0	0.0	0.0
2-Bedroom	1.3	0.0	0.0	0.0	0.0	2.0	..	15.8	..
3+ Bedroom	0.0	0.0	..	..	0.0	0.0	..	0.0	..

Median Rent by Apartment Size, June 2002 to June 2011



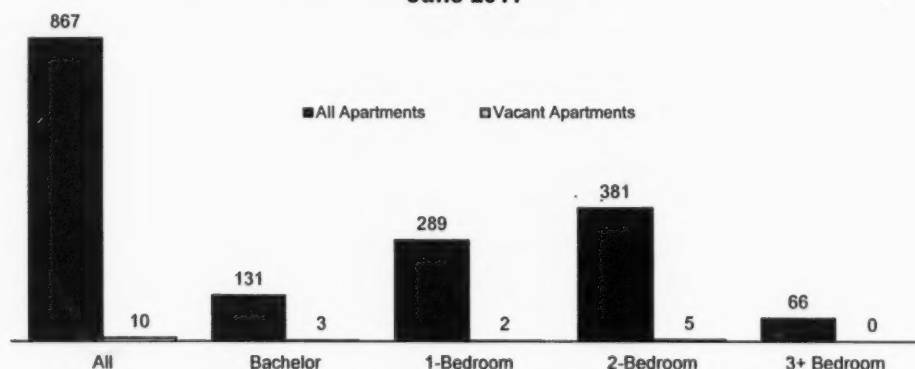
Distribution of Apartments and Vacancies

Total Number and Vacant Apartments by Type and Location, June 2011

		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
All	number	867	376	20	48	23	349	51	36	8
	vacant	10	3	0	1	1	5	0	3	0
Bachelor	number	131	78	..	6	2	2	43	3	4
	vacant	3	3	..	0	0	0	0	0	0
1-Bedroom	number	289	196	4	23	10	48	8	12	4
	vacant	2	0	0	1	1	0	0	0	0
2-Bedroom	number	381	92	16	19	4	250	..	19	..
	vacant	5	0	0	0	0	5	..	3	..
3+ Bedroom	number	66	10	..	..	7	49	..	2	..
	vacant	0	0	..	..	0	0	..	0	..

The total number of apartments in the Whitehorse portion of the survey was 867. Of these, 10, or 1.2%, were vacant as of June 2011.

Distribution of Whitehorse Rental Units and Vacancies,
June 2011



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey includes only those **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are not included in the survey.

.. = not applicable

